

**Historic District Review Committee  
Staff Report  
Date of Meeting: March 12, 2012  
CAPP 2012-0004  
Historic District: Goose Creek  
Project Planner: Lauren Murphy**

### **Action Item**

**CAPP 2012-0004: Robert and Jennifer McMaster, New Residential Construction in the Goose Creek Historic District. PIN # 455-30-2467**

### **Background**

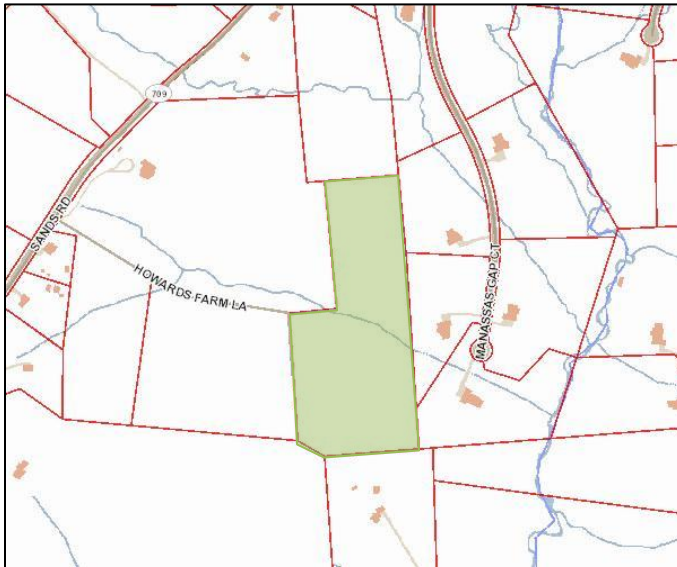


Figure 1: Subject Property, Lot 5, Meadow View Farm Family Subdivision

The subject property is approximately 10 acres located at the terminus of Howards Farm Lane (private road) which intersects with Sands Road. The subject property is located in the Meadow View Farm family subdivision. The HDRC approved a CAPP for lot 5 of this subdivision in 2002 (CAPP 2002-0016).

With this application, a two-story brick farmhouse with basement is proposed.

According to the zoning referral dated March 1, 2012, there are no zoning issues with this application provided that the applicant can meet the

requirements of the Steep Slope standards as described in Section 5-1508(F) of the Revised 1993 Zoning Ordinance.

### **Analysis**

This application is evaluated under the Historic District Guidelines: Goose Creek, (“Guidelines” or “Goose Creek Guidelines”) Chapter 4 is the main chapter related to new construction in the District. Chapter 3, *Guidelines for Site Elements*; and Chapter 7, *Guidelines for Materials* are also referenced where applicable.

#### **A. Landforms and Features:**

The proposed application seeks to locate a new residential structure on a vacant lot. The Goose Creek Guidelines recommend minimizing any grade changes and

preserving existing landforms in their natural state (Goose Creek Guidelines, Guidelines for Site Elements, Landforms and Features, page 38, Guidelines 1& 2). The applicant is proposing slight modifications in grade to accommodate the house but the topography of the site will remain largely unchanged. **The application is consistent with the Guidelines for land forms and features.**

**B. Siting and Building Placement:**

The Guidelines state that the siting of a new structure should follow historic precedents and protect views of natural features (Goose Creek Guidelines, Guidelines for Site Elements, Siting, page 39, Guideline 1). The applicant proposes to locate the house toward the rear of the property in a gently sloping area. Because the property is currently used for agricultural purposes, the majority of the site is open field, with a small perimeter of trees. The location of the property at the end of a private lane ensures that the building site will not be visible from any public right of way. **The application meets the Guidelines for siting and building placement.**



Photo 1: Driveway to subject property. Note that subject property is not visible from public right of way.

**C. Massing & Form:**

The Guidelines indicate that new construction should follow historic precedents for massing and support the division of a structure's mass into simple intersecting masses through varying rooflines (Goose Creek Guidelines, Guidelines for New Construction, Massing, page 62, Guidelines 1 and 2). The proposed structure is largely contained in one mass with a small one story wing to the left of the main block and a two-story wing to the right. Three dormers are proposed for the second story of the main block. The varied rooflines associated with these wings, in combination with the dormers and the large wrap-around front porch, help to reduce the visual appearance of the main block. However, staff notes that the applicant currently proposes brick facing for the entire structure and a stone foundation which will add to the perceived mass of the structure. A simple lapped siding on the wings would reduce the visual appearance of the structure and would also help the structure to appear as a series of additions overtime while still preserving the applicant's desire for masonry on the main block (Goose Creek Guidelines, Guidelines for New Construction, Massing, page 62, Guideline 2).

**D. Height, Width and Scale**

The Guidelines indicate that new structures should be within 10 percent of the average height of adjacent buildings (Goose Creek Guidelines, Guidelines for New Construction, Height Width and Scale, page 64, Guideline 1). Several of the lots surrounding the

subject property are vacant and the others are located in the Fawn Meadow subdivision outside the Goose Creek Historic District. The heights of these structures are unknown. However, the proposed structure is two-story farmhouse with a full basement which is consistent with traditional building heights of 2 to 2 ½ stories (Goose Creek Guidelines, Guidelines for New Construction, Height Width and Scale, page 64, text). The main block of the structure is three bays wide, consistent with the Guidelines (Goose Creek Guidelines, Guidelines for New Construction, Height Width and Scale, page 64, Guideline 2). The proposed house has a 12 foot wide porch which wraps around the right side of the house. The Guidelines support the inclusion of porches to maintain the human scale of new construction projects (Goose Creek Guidelines, Guidelines for New Construction, Height Width and Scale, page 64, Guideline 3). **The proposal is consistent with the Guidelines for height, width and scale.**

#### E. Roof Form and Materials:

The proposed structure will have a ten-in-twelve roof pitch which is consistent with the Guidelines (Goose Creek Guidelines, Guidelines for New Construction, Roof Form and Materials, page 66, Guideline 2 and graphic). The porch roof will have a pitch of 3-in-twelve which is significantly shallower than common roofs in the District. However, the shallow porch roof accommodates the second story windows which, as proposed, maintain the historic precedents of solids to voids and rhythm of openings (see window evaluation below). The applicant proposes standing seam metal which is also consistent with the Guidelines (Goose Creek Guidelines, Guidelines for New Construction, Roof Form and Materials, page 66, Guideline 3 and text). The Guidelines indicate that seam heights should be between 1 ¼ and 1 ½ inches (Goose Creek Guidelines, Guidelines for New Construction, Materials and Textures, page 80, Guideline 8). The elevations do not specify the seam height for the standing seam roof. Staff has requested this information from the applicant's architect. Staff recommends that the HDRC condition this project to ensure that the seam heights of the roof are consistent with the Guidelines. **The proposal meets the Guidelines for roof form and materials.**

#### F. Roof Features:

Three dormers are proposed for the roof of the main block. The Guidelines support dormers as a way to punctuate the mass of sloped roofs (Goose Creek Guidelines, Guidelines for New Construction, Roof Features, page 67, Guideline 1). The proposed dormers are proportionate to the scale of the house and help to reduce the overall mass of the structure by reducing the amount of exposed roof. The roof pitch of the dormers will match that of the roof (Goose Creek Guidelines, Guidelines for New Construction, Roof Features, page 67, Guideline 3). The dormers will also provide natural light into the attic area which the plans indicate will be used as an office. **The dormers are consistent with the Guidelines for roof features.**

#### G. Chimney:

The applicant proposes an asymmetrical exterior chimney on the gable end of the main block of the house. Although the Guidelines indicate that chimneys were historically centered on the gable end, chimneys on new construction projects are often located

according to irregular interior floor plans (Goose Creek Guidelines, Guidelines for New Construction, Chimneys, page 68, graphic). The proposed structure will not be visible from the public right-of-way and the asymmetrical chimney is consistent with the style of the proposed house. The proposed chimney will be clad in a field stone veneer consistent with the Guidelines (Goose Creek Guidelines, Guidelines for New Construction, Chimneys, page 68, Guideline 1). However, the proposed rectangular stone and the ashler pattern are not consistent with local precedents for stone chimneys. **The proposed chimney is consistent with the Guidelines however, a randomized pattern would be more appropriate for the Historic District than the proposed ashler pattern.**

#### H. Cornices, Overhangs and Parapets:

The front elevation indicates that the house will be faced with running bond brick and a dogs tooth cornice. The Guidelines for cornices state that wood is the most appropriate material for cornices but that materials should complement those found in the area where the building is proposed (Goose Creek Guidelines, Guidelines for New Construction, Cornices Overhangs and Parapets, page 69, Guideline 3). The brick dog's tooth cornice will compliment the brick proposed for this structure and is seen on historic buildings in the Goose Creek district. However, the prevailing condition is for a simpler cornice such as a boxed eave. The large amount of brick and stone proposed for the subject dwelling increase the formality of the structure. **Although the dog's tooth cornice is consistent with the Guidelines, the HDRC may wish to discuss a simpler unadorned cornice with the applicant at the meeting to be consistent with prevailing conditions in the District.**

#### I. Doors:

The applicant's statement of justification indicates that front and right side doors will be wood. The Design Guidelines for new construction state that wood doors are preferred to other materials (Goose Creek Guidelines, Guidelines for New Construction, Doors Windows and Shutters, page 72, Guideline 7). The front door has a transom and side lights which will help to bring natural light into the entryway while maintaining a traditional paneled door. The side door which exits onto the porch will match the front door with the exception of the side lights. A set of double doors is proposed for the rear elevation. As currently submitted this elevation suggests that these doors will open to a deck or patio although none is shown on the elevations. Staff has requested additional details from the architect regarding the rear doors. If a deck is planned, a separate CAPP will be required.

The applicant also proposes two large carriage style doors on the left side basement elevation to access a storage space. These doors, while in a non-traditional location, are consistent with the rural style of other carriage doors seen in the District (most frequently seen on newly constructed garages).

#### J. Windows:

The applicant's statement of justification indicates that all windows will be double hung, clad windows with permanent integral muntins. The windows are supported by brick

sills and crowned with brick jack arches. The windows on the second story appear slightly wider than those on the first story which is not consistent with the historic concept of diminution of fenestration (Goose Creek Guidelines, Guidelines for New Construction, Doors Windows and Shutters, page 70, text). However, the ratio of solids to voids and the rhythm of openings on the front and right side elevations are consistent with historic precedents. The rear elevation reflects a non-traditional rhythm of openings, similar to many new construction projects, where the window size and placement are related to the asymmetrical interior floor plans.

The majority of the windows proposed are six-over-six which is consistent with the Guidelines (Goose Creek Guidelines, Guidelines for New Construction, Doors Windows and Shutters, page 70, graphic). Several elevations feature four-over-four windows which is not a commonly found window style in the District. The majority of the four over four windows are located in the dormers or in bathrooms and closets where less exposure is desirable. Windows on historic buildings typically reflect the same window style on all elevations so this change in grille pattern is atypical in the historic districts. Staff notes that the structure will not be visible from the public right of way and the proposed window styles are generally consistent with the Guidelines. However, it may be more appropriate to simplify the windows and grille patterns. Staff notes that the second story of the left side elevation shows two four-over-four windows in the master bedroom and one smaller six-over-six window in the master bath. This is also true of the sunroom on the first floor where the front elevation shows six-over-six windows and the side elevation shows four-over-four. It would be more consistent if these windows reflected the same grille pattern (either four-over-four or six-over-six). The use of four-over-four windows on the first floor sunroom would also help this one-story wing to appear as a later addition.

The proposed windows will feature three-part simulated divided lites which is consistent with the Guidelines (Goose Creek Guidelines, Guidelines for New Construction, Doors Windows and Shutters, page 73, Guideline 9). The elevations indicate that windows will be Pella Architectural Series or a similar Andersen window product. The Pella series are wood windows clad with an aluminum exterior product. The Guidelines indicate a preference for wood windows but allow for the introduction of clad window products in new construction (Goose Creek Guidelines, Guidelines for New Construction, Doors Windows and Shutters, page 73, Guideline 10). The front elevation indicates that trim is a wood brick mold painted to match the windows. This material should be further clarified with the applicant at the meeting. Wood is the most appropriate material for window trim in the District (Goose Creek Guidelines, Guidelines for New Construction, Materials and Textures, page 80, Guideline 6).

#### K. Front Porch:

The Design Guidelines encourage the incorporation of porches into new construction provided that the porch reflects the architecture of the surrounding area (Goose Creek Guidelines, Guidelines for New Construction, Front and Rear Porches, page 74, text). The applicant is proposing a full width porch, 12 feet in depth, which wraps around the right side elevation. The porch is supported by permacast 10 inch square columns on



stone piers (to match the foundation) with a flagstone floor. The substantial stone piers are atypical of front porches seen throughout the Goose Creek District which often feature simpler wooden posts. However, given the substantial masonry proposed for the house, a wooden post may appear too fragile and stilt-like in comparison with the other components of the porch foundation and flooring. As the structure is not visible from a public right-of-way, the stone piers may be acceptable in this case.

The railings of the proposed porch are also permacast and feature straight pickets. Although the Guidelines indicate that wood is the most appropriate material for the construction of details such as porches, the permacast product will visually approximate wood and is consistent with the Guidelines for new construction (Goose Creek Guidelines, Guidelines for New Construction, Materials, page 80, Guideline 6).

#### L. Foundation:

The applicant proposes a stone veneer foundation. The Guidelines support the use of stone as the most appropriate foundation material or cladding for new construction (Goose Creek Guidelines, Guidelines for New Construction, Foundation, page 76, Guideline 3). The Guidelines indicate that stone should follow historic precedents for bonding pattern (Goose Creek Guidelines, Guidelines for New Construction, Materials and Textures, page 80, Guideline 6). The proposed ashler style is not typical of other stone foundations in the district and a randomized pattern would be more in keeping with historic precedents. **The stone veneer foundation is consistent with the Guidelines however a randomized pattern would be more in keeping with historic precedents.**



Figure 2: Proposed stone for foundation veneer (source: Rolling Rock Building Stone)

#### M. Materials and Details:

Many sections of the Guidelines addressed above make reference to compatible material selection as a means of incorporating new construction into the Goose Creek District. The applicant proposes a combination of traditional and composite materials for this project:

- a. *Brick* – the applicant currently proposes a white brick veneer (laid in a running bond) for all elevations. The Guidelines, although supportive of brick as a construction material, indicate that brick and stone should follow historic precedents for color (Goose Creek Guidelines, Guidelines for New Construction, Materials and Textures, page 80,



Figure 3: Proposed brick veneer (source: Glen-Gery Brick)

Guidelines, Guidelines for New Construction, Materials and Textures, page 80,

Guidelines 2 and 5). The proposed “Chesapeake” color (see figure 3) is not consistent with traditional brick colors found throughout the Goose Creek District. The applicant’s statement of justification indicates a desire for a white-washed appearance. Lime washing a more traditional brick color would be more consistent with existing historic structures. The HDRC should review the proposed sample brick at the meeting in order to determine the appropriateness of the Chesapeake color.

The Guidelines state that wire cut bricks should not be used, the HDRC could condition the approval of this application to require pressed bricks (Goose Creek Guidelines, Guidelines for Materials, Stone and Brick, page 123, text, and page 127, Inappropriate Treatment 7). The mortar (color and joint) for the brick was not noted on the plans. The HDRC may wish to further discuss the proposed mortar with the applicant at the meeting.

- b. Stone – as indicated above, the proposed stone is consistent with the Guidelines for materials for chimneys and foundations. However, the ashler bonding pattern is not typical of the historic district. As with the brick mortar, the HDRC should discuss the proposed stone mortar with the applicant at the meeting.
- c. *Standing Seam Metal* – As indicated above, standing seam metal is an appropriate roofing material. Staff has requested additional information from the applicant’s architect regarding the proposed seam heights.
- d. *Permacast* – The porch will be constructed using permacast columns and rails. The Guidelines state that wood is the most appropriate material for the construction of porch elements but account for substitute materials that approximate wood (Goose Creek Guidelines, Guidelines for New Construction, Materials and Textures, page 80, Guideline 6). The proposed permacast material will approximate wood and is consistent with the Guidelines for new construction.

## Findings

1. The proposed structure is located on a secluded lot at the end of a private drive and will not be visible from the public right-of-way. The proposed structure is consistent with the Guidelines for landforms and features and building placement/siting.
2. The massing of the proposed structure is largely contained in one mass with a two-story wing to the right of the main block and a smaller one-story sunroom wing to the left. The roof dormers and wrap around front porch help to relate the structure to a more human scale. However, the heavy masonry foundation and walls will add to the visual appearance of the structure. Cladding the wings in a simple lapped siding would reduce the perceived mass and make the wings appear as additions to the house and would be more consistent with the Guidelines.

3. The height, width and scale; roof form and materials; cornices; doors; and front porch are generally in keeping with the Goose Creek Guidelines for New Construction.
4. The proposed windows are consistent with the Guidelines for muntins and materials. The proposed four-over-four pattern is not a traditional window style found in the District but may be appropriate in this case for the secondary elevations as a means of reducing some of the proposed details of the house.
5. The applicant proposes a stone veneer foundation and chimney which is consistent with the Guidelines. However the proposed ashler bonding pattern is not typical of the District and a random pattern would be more in keeping with the stone foundations seen in Goose Creek.
6. The applicant desires a white brick to give the appearance of a whitewashed exterior. The proposed brick color is atypical of the historic district.

### Recommendation

Staff recommends approval of the application. However, in order to help bring the application into further conformance with the Guidelines, staff would recommend that the applicant and HDRC consider the following:

1. Reducing the perceived mass of the structure by utilizing lapped siding on the wings. This would give the appearance of additions added over time and would help to frame the main block as the focal point of the house.
2. Using a randomized pattern, more consistent with historic precedents, for the chimney and foundation bond. This would help to relate the structure to other homes seen throughout the Goose Creek District.
3. Creating consistency with the muntin patterns – especially where different patterns are located in the same room (sunroom and master suite). This will provide consistency among the elevations.
4. Use a locally available brick pallet in lieu of the currently proposed Chesapeake color and ensure that all brick and stone mortars will be consistent with the prevailing conditions in the District.

### Suggested Motions

1. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2012-0004 for new residential construction on the lot identified as PIN # 455-30-2467 in accordance with the Loudoun County Historic District Guidelines for the Goose Creek Historic and Cultural Conservation District based on the findings included on pages 7-8 of the staff report dated March 12, 2012 with the following conditions:*
2. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2012-0004 for new residential construction on the lot identified as PIN # 455-30-2467 in accordance with the Loudoun County Historic District Guidelines for the Goose Creek Historic and Cultural Conservation District based*



*on the findings included on pages 7-8 of the staff report dated March 12, 2012 as submitted.*

3. *I move alternate motion...*